



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

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GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

REVENUE & DISASTER MANAGEMENT DEPARTMENT

SURVEY & SETTLEMENT BRANCH

ASSAM SECRETARIAT (CIVIL) : DISPUR

NOTIFICATION

The 10th June, 2025

No.ECF.647652/2025/4.- It has come to the notice of the Government that certain parcels of Government land are recorded in the land records as “**Shreni Nai**”, indicating that no specific land use classification has been assigned to such plots. The absence of a definite land class has resulted in procedural ambiguities, particularly in matters relating to calculation of premium for allotment and settlement of Government land and other revenue related matters under various Government schemes including ‘Mission Basundhara’.

In order to ensure uniformity and administrative clarity, the Governor of Assam is pleased to issue the following instructions for calculation of premium of Government land recorded as “**Shreni Nai**”

- All land parcels of Government land recorded as “**Shreni Nai**” or “**No Class**” shall, for the purpose of calculating allotment premium/settlement premium and reclassification cum transfer premium, be treated as ‘**Agricultural Class**’.
- The zonal value and land revenue of such “**Shreni Nai**” class of land shall be assessed at par with the zonal value and land revenue of the nearest adjoining land parcel bearing agricultural class with similar topographical and locational feature (proximity from NH or PWD road).
- Further, in case the intended land use as applied for is other than the agriculture class then statutory reclassification cum transfer premium, as applicable under the provisions of **The Assam Regulation of Reclassification and Reclassification cum Transfer of Lands Act, 2015**

on the basis of the zonal value of source class (agriculture) shall be realized for allowing the land use to the intended land class, as applied for, subject to the condition that the intended class is admissible as per land use regulations of the jurisdictional local authority, where applicable.

- iv. Further, in case of presence of any pre-existing structures on the land proposed to be allotted/settled land, which is indicative of the intended land use being different from the agriculture class, then the same will only attract reclassification cum transfer premium as described in para (iii) above and no penalty shall be applicable under section 8 of **The Assam Regulation of Reclassification and Reclassification cum Transfer of Lands Act, 2015** since the land in question is not a PP land of occupier.
- v. The lands upto 1 Bigha intended for being used or being used for primary dwelling house of the applicant limited to two storeys shall not attract the reclassification cum transfer premium in terms of section 4(3) of the Act mentioned in (iii) above.

This notification will come into effect from the date of its notification in the official gazette.

GYANENDRA DEV TRIPATHI,

Principal Secretary to the Government of Assam,
Revenue & Disaster Management Department.